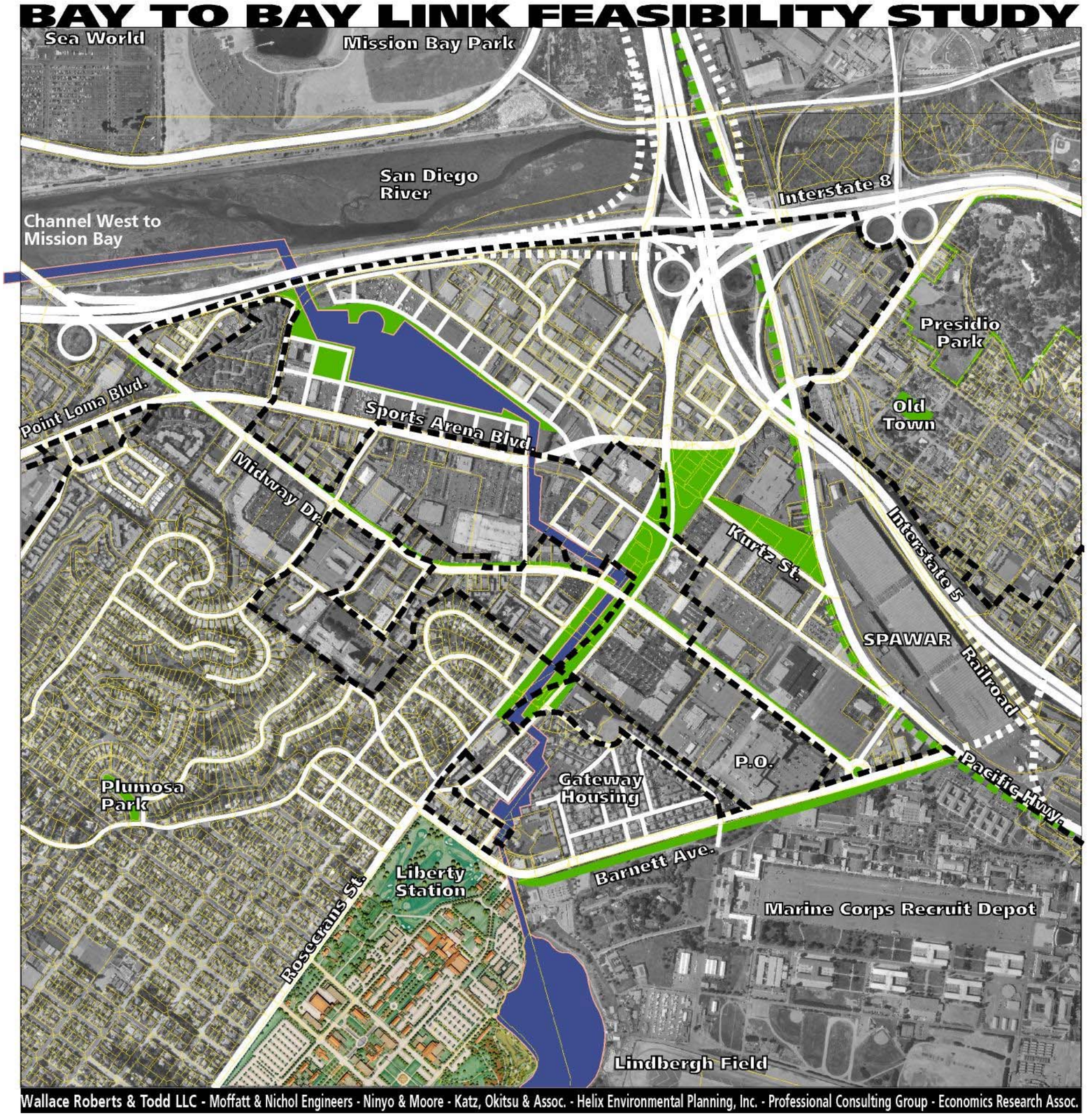

Navigable Channel
San Diego Bay to Mission Bay
Concept Alternative

Redevelopment Area Boundary

The triangular shaped park in the Multiple-use area will enhance the property and link the SPAWAR campus with the La Playa Park and residential areas to the north.

This Alternative invites a variety of boaters into a unique inland passage.

The Gateshead Millennium pedestrian/bicycle bridge rotates up to allow large boats to pass. The bridge is part of the urban catalyst in the development of the Newcastle, UK cultural center.

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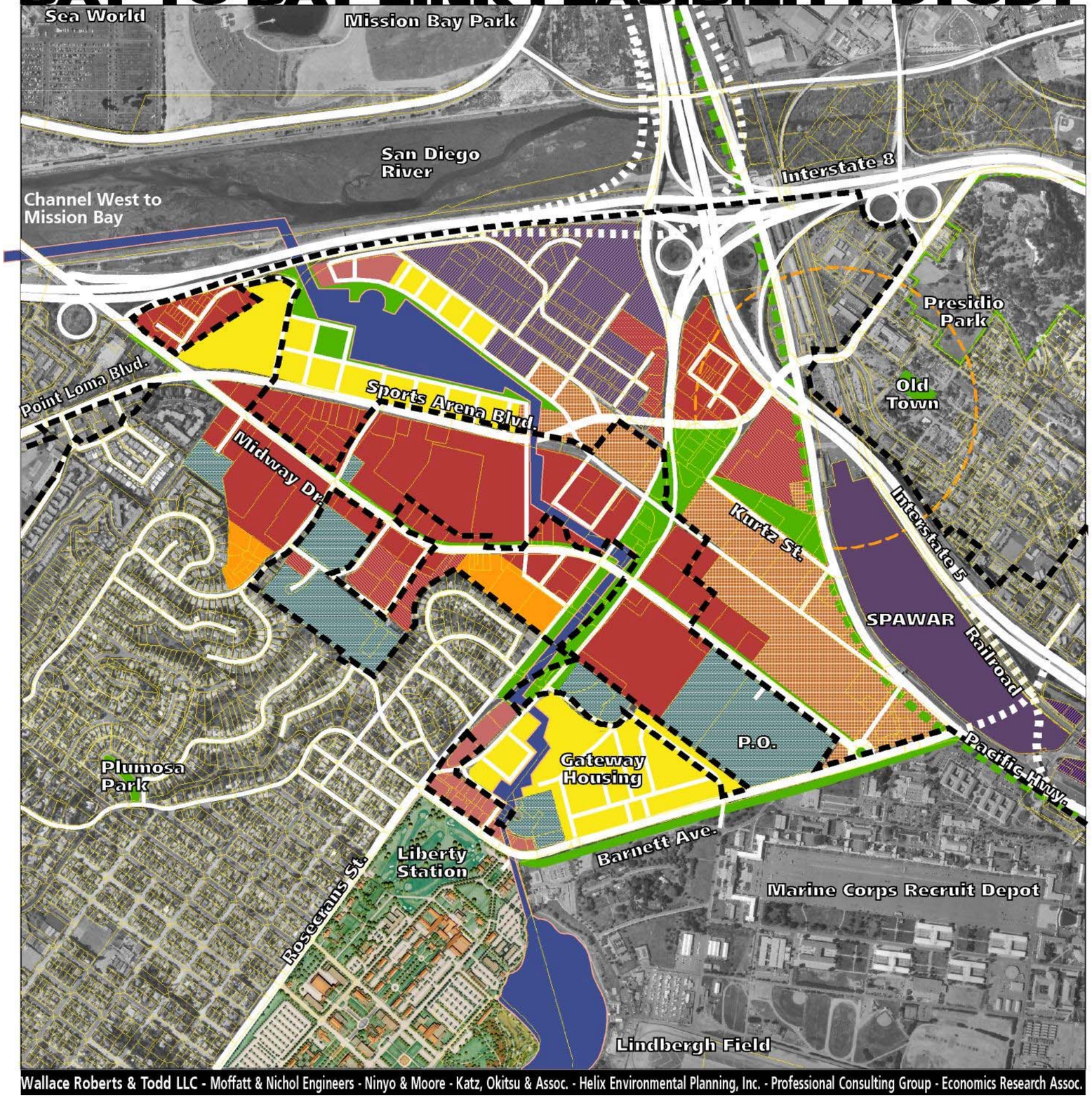
300' 1000'

BAY TO BAY LINK FEASIBILITY STUDY



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Navigable Channel
San Diego Bay to Mission Bay
Concept Alternative

Midway / Pacific Highway Corridor Community Plan Amendment 1/99
Proposed Land Use

- Redevelopment Area Boundary
- Residential Medium 29 DU/AC
- Residential Medium / High 43 DU/AC
- Commercial - Community
- Commercial - Neighborhood
- Commercial - Office
- Commercial - Recreation
- Commercial - Transportation Related
- Commercial - Visitor
- Industrial Park
- Light Industrial
- Institutional
- Multiple Use
- Public Park / Open Space
- Water

x 1/4 Mile radius Transit Stop

300' 1000'

6 February 2003

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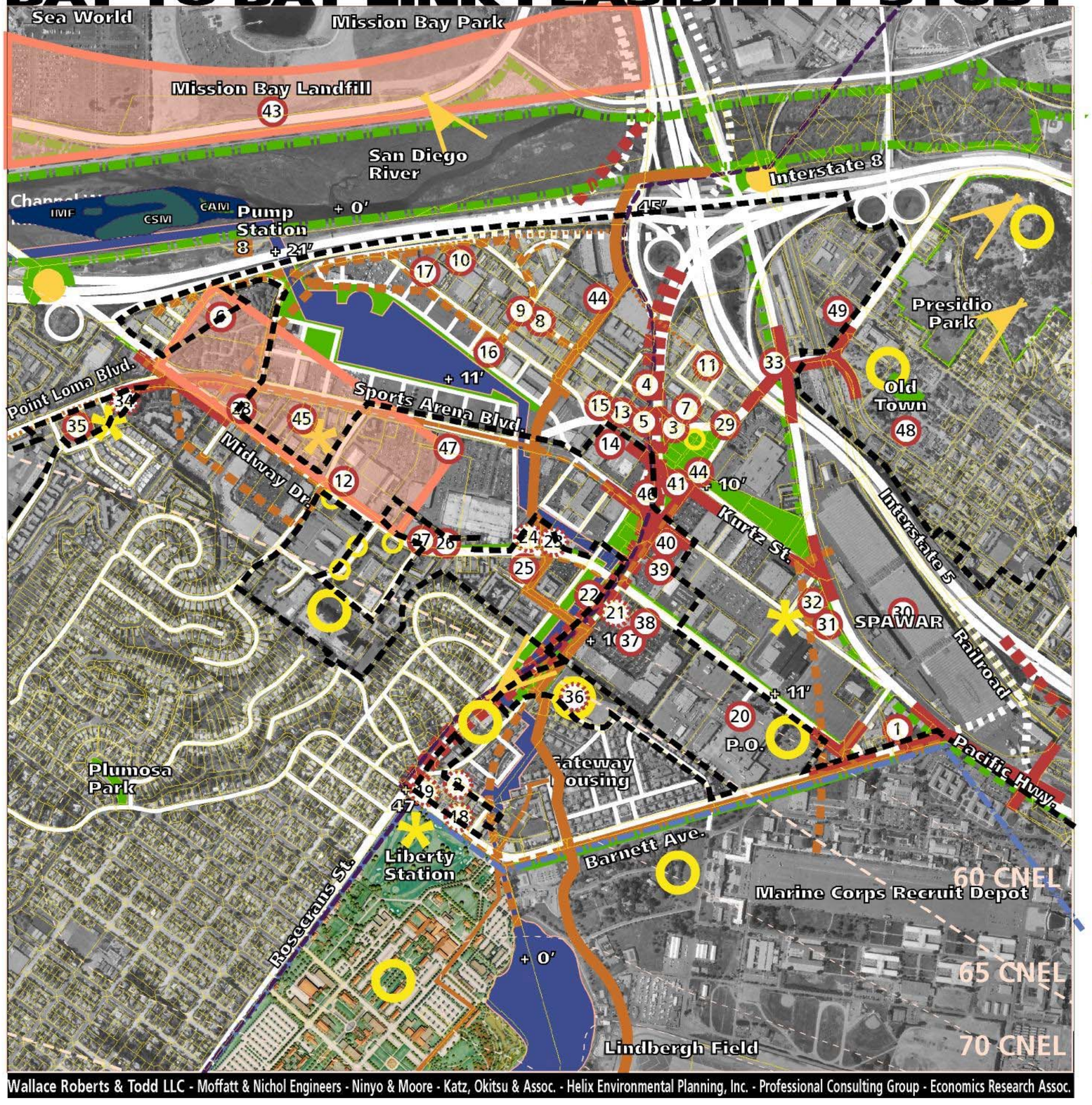
BAY TO BAY LINK FEASIBILITY STUDY



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Opportunities & Constraints Diagram
Navigable Channel from San Diego Bay to Mission Bay

- Redevelopment Area Boundary
- Multiple Species Conservation Program Brackish Marsh, Coastal Salt Marsh, Intertidal
- Cultural Resources, *general locations*
- Subsurface Archaeological Sites
- Pedestrian/Bicycle access to the San Diego River Park Trail network
- 96" Sanitary Sewer
- 16" - 30" Sanitary Sewer
- 32" - 56" Storm Drain
- 22" - 30" Storm Drain
- 24" Water LIne
- 8" Navy Jet Fuel Line
- Municipal Land Fill
- 44 Closed File for Leaking Underground Storage Tank
- 2 Open File for Leaking Underground Storage Tank
- Key Observation Points
- Additional Traffic Capacity is required
- Deficient intersection, level of service, safety
- Coastal Zone Boundary
- Community Noise Equilivant Level (CNEL)
- + 10' Elevation

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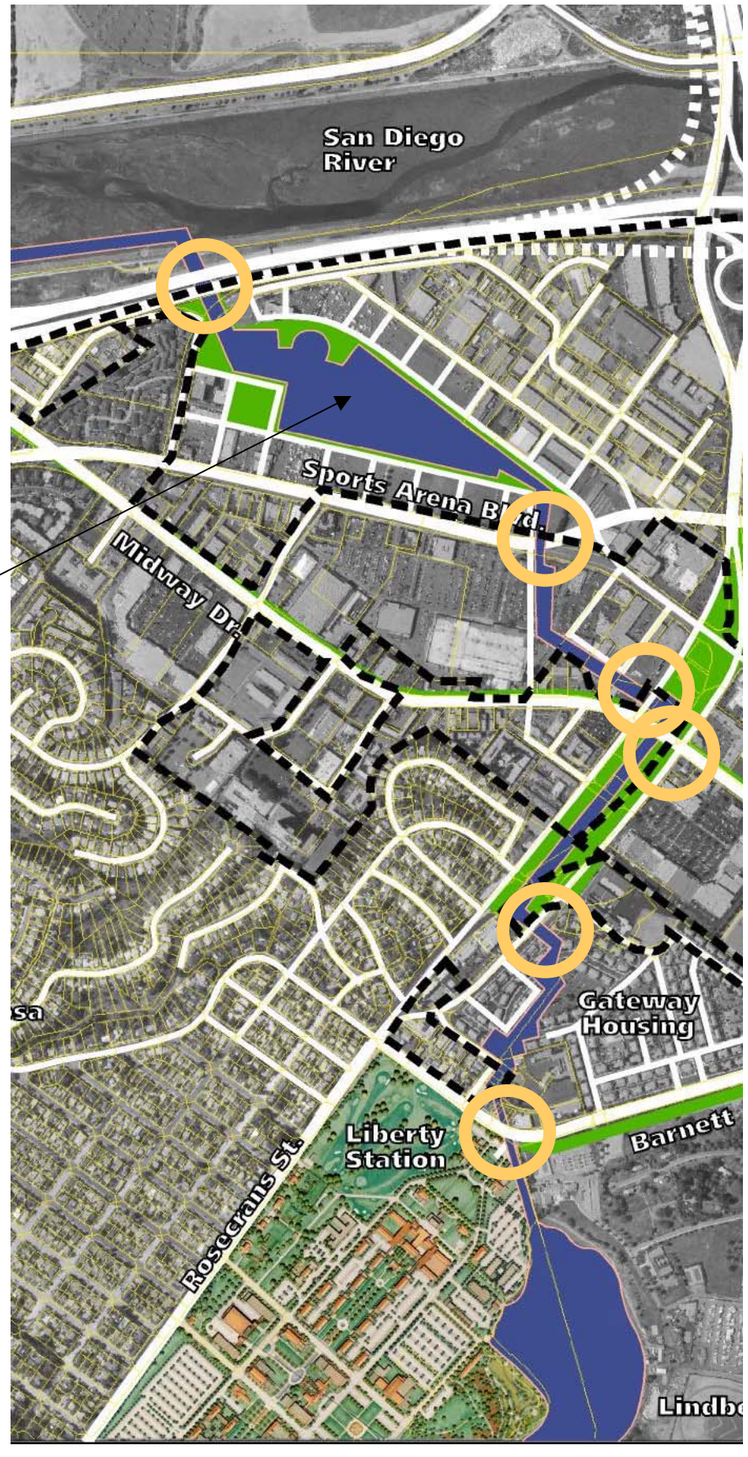
300' 1000'

The Harbor Drive bridge over the NTC Channel has 23' vertical clearance, the inland parallel bridge has 21' clearance.

The inland marina illustrated could harbor approximately 415 boats between 20’ and 50’ long with areas of open water for general enjoyment. The water distance from this marina to the Ocean, via the San Diego River is 3 miles. In comparison, it is 14 miles from Coronado Cays, and Chula Vista marina.

The channel at Naples Island is defined by bridges with 8’ vertical clearance.



Bridges and Docks

The Feasibility Study Alternative includes six bridges with 15' vertical clearance from the Mean High Water surface to the bottom of the bridge. This height allows a variety of boat types to access the inland waterway. A review of harbors along the California coast identified a number of examples where successful waterfront communities are inland of low bridges.

- The bridge at Newport Island limits the size of boats entering the Balboa Coves with a 8' clearance.
- Santa Cruz Small Craft Harbor bridge has 18' clearance.
- Huntington Harbour limits boat size with a 23' bridge.

The Study assumes no changes to the existing bridges on Harbor Drive or in the San Diego River.

The edge of the channel, subject to tidal fluctuation, requires a variety of designed solutions to make it a functional and attractive urban element. For example the Mark Twain Dock in Hartford, CN (below) includes a safety rail and access to watercraft at any tidal height.